134.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,045,600	/	1,045,600
USE VALUE:	1,045,600	/	1,045,600
ASSESSED:	1,045,600	/	1,045,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OHLY MICHEL ELIZABETH WOODARD
Owner 2:	TRS/MICHEL ELIZABETH WOODARD
Owner 3:	OHLY 2012 REVOCABLE TRUST
Street 1:	150 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OHLY DEREK & MICHEL -
Owner 2:	-
Street 1:	150 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 2823 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6994.000	478,300	500	566,800	1,045,600
Total Card	0.161	478,300	500	566,800	1,045,600
Total Parcel	0.161	478,300	500	566,800	1,045,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.39 | /Parcel: 370.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86070
GIS Ref	
GIS Ref	
Insp Date	11/18/08

!10428!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	478,300	500	6,994.	566,800	1,045,600		Year end	12/23/2021
2021	101	FV	316,200	500	6,994.	566,800	883,500		Year End Roll	12/10/2020
2020	101	FV	316,200	500	6,994.	566,800	883,500	883,500	Year End Roll	12/18/2019
2019	101	FV	252,600	600	6,994.	598,300	851,500	851,500	Year End Roll	1/3/2019
2018	101	FV	252,600	600	6,994.	440,900	694,100	694,100	Year End Roll	12/20/2017
2017	101	FV	252,600	600	6,994.	422,000	675,200	675,200	Year End Roll	1/3/2017
2016	101	FV	252,600	600	6,994.	390,500	643,700	643,700	Year End	1/4/2016
2015	101	FV	246,300	600	6,994.	327,500	574,400	574,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:41:13

LAST REV

Date	Time
06/24/21	16:35:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10428

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OHLY DEREK & MI	60721-63		12/13/2012	Convenience	1	No	No		
DRAY STEVEN A/E	57288-49		8/12/2011		576,000	No	No		
MOELLER CLAUDIA	33731-372		9/25/2001		513,500	No	No		
FEINMANN PETER	31887-66		10/2/2000		475,000	No	No		
	19506-575		12/1/1988		219,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	689	Addition	155,000	O				
5/22/2018	679	Redo Bat	14,500	C				
6/16/2011	592	Re-Roof	7,600					
3/25/1996	86		5,000					REMODEL KIT/DIN RM
11/12/1993	571		10,000					6X8 ADD TO SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2012	Left Notice	JBS	JOHN S
11/12/2011	MLS	EMK	Ellen K
11/18/2008	Meas/Inspect	163	PATRIOT
12/8/2001	MLS	MM	Mary M
2/2/2001	MLS	MM	Mary M
4/11/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Entry Denied	256	PATRIOT
11/9/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6994		Sq. Ft.	Site		0	90.	0.90	10									566,841						566,800	

Total AC/HA:	0.16056	Total SF/SM:	6994	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	566,841	Spl Credit		Total:	566,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08713567
Const Adj.:	1.00999999
Adj $ / SQ:	142.741
Other Features:	127000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587591
Depreciation:	109292
Depreciated Total:	478299

COMMENTS

PDAS / TOILET FFL AVE - TOILET BMT FAIR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

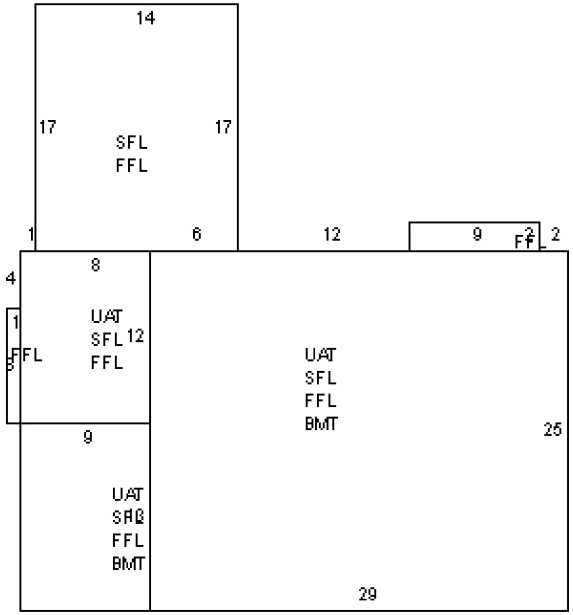
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.02
Special Features:	0	Val/Su Net:	137.36
Final Total:	478300	Val/Su SzAd	199.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,214	142.740	173,287
SFL	Second Floor	1,188	142.740	169,576
BMT	Basement	842	60.270	50,749
UAT	Upper Attic	238	57.100	13,560

Net Sketched Area:	3,482		Total:		407,172
Size Ad	2402	Gross Area	4194	FinArea	2823

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	8X20	A	FR	1990	4.59	T	29	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500